145.0	0002	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	749,200 / 749,200
					USE VALUE:	749,200 / 749,200
					ASSESSED:	749,200 / 749,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
244		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MINTON AVALON N & CHERYL R
Owner 2:	
Owner 3:	
Street 1:	244 HIGHLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .128 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Wood Shingle Exterior and 1889 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5594.000	273,000	5,900	470,300	749,200
Total Card	0.128	273,000	5,900	470,300	749,200
Total Parcel	0.128	273,000	5,900	470,300	749,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 396.65 /Parcel: 396.65

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 94926

GIS Ref

GIS Ref

Insp Date 12/01/17

!11321!

PREVIOUS ASSESSMENT

Parcel ID 145.0-0002-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	273,000	5900	5,594.	470,300	749,200		Year end	12/23/2021
2021	101	FV	264,900	5900	5,594.	470,300	741,100		Year End Roll	12/10/2020
2020	101	FV	264,900	5900	5,594.	470,300	741,100	741,100	Year End Roll	12/18/2019
2019	101	FV	225,200	5900	5,594.	440,900	672,000	672,000	Year End Roll	1/3/2019
2018	101	FV	225,200	5900	5,594.	364,400	595,500	595,500	Year End Roll	12/20/2017
2017	101	FV	225,200	5900	5,594.	335,100	566,200	566,200	Year End Roll	1/3/2017
2016	101	FV	225,200	5900	5,594.	305,700	536,800	536,800	Year End	1/4/2016
2015	101	FV	212,500	5900	5,594.	299,800	518,200	518,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:18:57

LAST REV

Date	Time
04/13/18	08:27:22
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11321

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13634-385		1/1/1979		56,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/23/2018	309	Re-Roof	9,795	C				
1/6/2011	23	Redo Kit	20,400					

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2017	MEAS&NOTICE	HS	Hanne S
1/26/2009	Measured	372	PATRIOT
4/14/2000	Inspected	264	PATRIOT
12/1/1999	Mailer Sent		
11/15/1999	Measured	263	PATRIOT
12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	94926
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5594		Sq. Ft.	Site		0	80.	1.05	9									470,254						470,300	

Total AC/HA:	0.12842	Total SF/SM:	5594	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	470,254	Spl Credit		Total:	470,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	181.330
Other Features:	71300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	370926
Depreciation:	97924
Depreciated Total:	273001

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

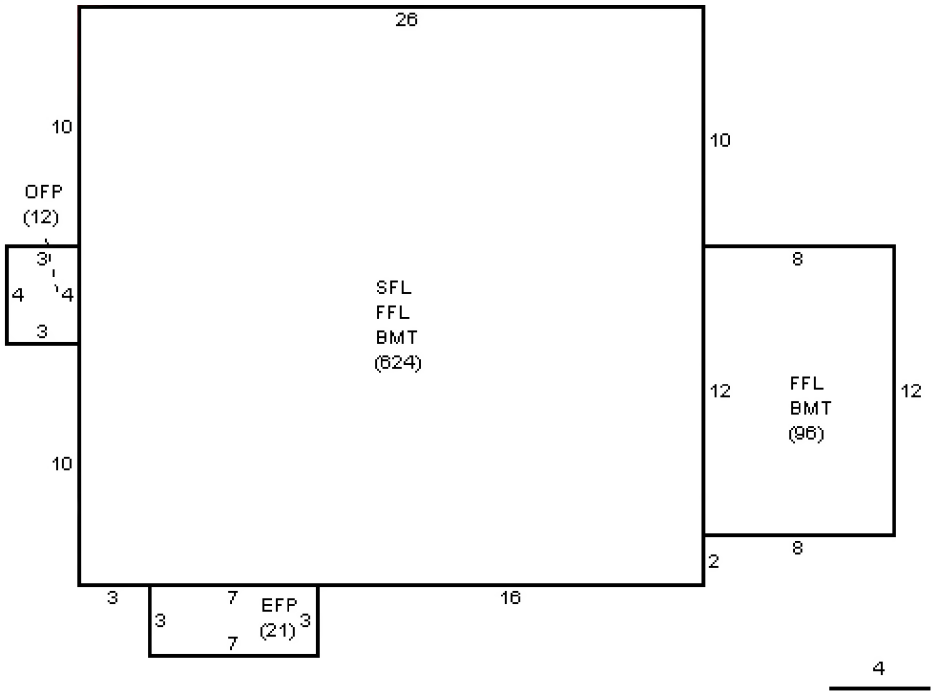
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	181.33
Special Features:	0	Val/Su Net:	132.14
Final Total:	273000	Val/Su SzAd	207.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	720	82.690	59,534
FFL	First Floor	720	181.330	130,557
SFL	Second Floor	593	181.330	107,492
EFP	Enclos Porch	21	72.230	1,517
OFP	Open Porch	12	43.780	525

Net Sketched Area:	2,066			Total:	299,625
Size Ad	1312.7999	Gross Area	2097	FinArea	1889

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

145.0-0002-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	22X22	A	AV	1925	20.17	T	40	101			5,900			5,900

More:	N	Total Yard Items:	5,900	Total Special Featues:	
				Total:	5,900